

CPC Meeting Minutes – Wednesday December 11, 2013
7:30 p.m.
Kingsbury Room, Wellesley Police Station

The Wellesley Community Preservation Meeting was called to order at 7:35 p.m. in the Kingsbury Room of the Wellesley Police Station.

Present were the following CPC members: Allan Port (Chair), Jim Conlin, Joan Gaughan, Dwight Lueth, Barbara McMahon, Susan Troy. Absent were Deborah Carpenter, Kathy Eagan, and Tony Parker. Also in attendance were Mason Smith, Advisory Committee liaison, Miguel Lessing, Wellesley Trails Committee, Diane Hart, Wellesley Trails Committee, Denny Mackoney, Wellesley Trails Committee.

Citizens Speak – No citizens chose to speak.

Wellesley Trails Committee – Request for \$1,000 for Bridge design

Mr. Lessing, representing the Wellesley Trails Committee, presented the Committee's request for \$1,000 for initial sketches and rough cost estimates for a possible footbridge spanning the Charles River in the area of Waban Arches (Wellesley) to Elm Bank (Dover). The proposed project is in a very preliminary stage.

The footbridge would connect the trails in Wellesley to the trail system in Dover and through Elm Bank. Mr. Lessing indicated the bridge would be approximately 168 feet in length and compared it to the Blue Heron Bridge recently built by the DCR across the Charles River from Watertown to Newton. The expectation is that the bridge would be built at no cost to the Town.

Members of the CPC expressed support for the concept but were concerned that no conversation had been initiated yet with Wellesley College, landowner on one side of the river, or DCR, landowner on the other side. It was suggested that Mr. Lessing and the Trails Committee contact Mr. Dan Driscoll at DCR who is in charge of all trail activity along the river and get some additional information. It was also suggested that the group contact Wellesley College to gauge support of the idea.

CPC also expressed concern about the amount requested and questioned what the Trails Committee could really gain from a \$1,000 expenditure. CPC encouraged the Trails Committee to initiate conversations with the DCR, Wellesley College and other interested parties, move the concept further along and return to the CPC with a more developed plan and a possible request for funding for a feasibility study or schematic designs. Barbara McMahon made a motion that \$10,000 be added to the CPC financial plan, from open space funds, for the Charles River footbridge project; the motion was seconded by Jim Conlin and the vote carried unanimously (6-0). The CPC expects the Trails Committee will return some time in the new year.

Wellesley Recreation – Request for \$16,140 for ADA compliant kayak launch at Morse Pond

Mr. Conlin, on behalf of the Wellesley Recreation Commission, presented a request for funds for a ADA complaint kayak launch made of the same composite material as the existing fishing dock; the launch would attach to the existing dock. The total cost of the project is estimated at \$20,170 and the Recreation Commission has committed to raising 20% of the funds, thus the request for \$16,136. Mr. Conlin cited a similar facility had been installed at Jacob's Pond In Norwell with the use of CPA funds. Mr. Port indicated that CPA regulations specifically state the appropriateness of using CPA funds for making recreation facilities handicap accessible.

CPC was receptive of this request. Mr. Conlin indicated that to date there had not been a specific request for this type of launch but based on other experiences believes if the Town provides such a facility, it will be used. CPC members were supportive of the idea of the Town providing this kind of support to residents and guests. Concern for liability issues was expressed. A request for a photo of the dock was made.

Mr. Conlin made the motion to appropriate \$16,140 from CPA recreation funds for the purchase and installation of a ADA compliant kayak launch at Morses Pond, contingent upon the Recreation Commission's ability to secure commitments for the remaining funds. Mrs. McMahon seconded the motion which was passed unanimously (6-0).

Other Potential Projects for Town Meeting

Fuller Brook Park – Ms. McMahon reported that the Fuller Brook Park Coordinating Committee, under the leadership of Rose Mary Donahue aided by Project Manager Steve Fader, is working on the long form application to request the implementation funds for the Fuller Brook Park renovation project. There was some discussion as to whether or not the FBPCC needed to distinguish between which portion of funds are for historic restoration and which are non-historic uses. The consensus from CPC was that a breakdown is not necessary.

There was a discussion as to whether the CPC commitment to the project was \$3.6 million or half the cost of the project. Mr. Conlin asked if the project cost were to be less than the originally anticipated \$7.2 million, would the amount appropriated from CPA funds be less. The feeling was that the FBPCC and the Town, as well as CPC, has been planning on \$3.6 million and carrying that in the CPC long-range financial plan. A motion was made by Ms. Gaughan to reaffirm the CPC commitment of \$3.6million of CPA funds, to come from both the historic and non-allocated funds, to the Fuller Brook project. Ms. McMahon seconded the motion which was approved unanimously.

Ms. McMahon reported that the project is on schedule, with the plans and specifications 100% complete. The Town will receive bid documents on December 27; the project will be advertised January 8 with a pre-bid meeting and site walk on January 23 (snow date is January 27.) Bids will be opened February 6 and the FBPCC will come to ATM with project cost. The debt exclusion vote for the project is scheduled for May 15 and the contract will be awarded after that.

Wellesley Housing Development Corporation

In response to Mr. Port's prompt of whether or not the CPC should continue awarding an annual grant to WHDC or whether the CPC should instead start appropriating the required 10% of revenue to the Affordable Housing Reserve. Ms. Troy reported that there needs to be a real discussion on the part of the WHDC regarding the re-establishment of its goals. Mr. Port expressed his feeling that the WHDC currently has a reserve of over \$1 million and it may not make sense for CPC to appropriate any additional funds directly to the WHDC until the WHDC demonstrates a need for the funds in the form of concrete projects or a long range plan. Ms. Troy agreed. Mr. Port made the motion that the CPC long range plan will no longer show any additional appropriation to WHDC and instead the required 10% will be appropriated to the Affordable Housing Reserve. Mr. Conlin seconded the motion and it was approved unanimously.

Sprague Roof

Mr. Lueth reported that there had been no School Committee follow up with the Historic Commission regarding the historical significance of the slate on the section of the roof to be replaced. With no new information, the consensus was that this was not an appropriate project for CPC to fund.

900 Worcester Street

Ms. McMahon reported there has been no news from the Vatican on the pending appeal on the part of the former parishioners. There was a question as to whether there is an expiration date for the purchase and sale agreement the Town signed – and if the Church can back out of the arrangement. The feeling was there is a three year limit on the agreement, but Ms. McMahon agreed to follow up on both questions.

****Mr. Port asked all CPC members to go back to the Boards and Committees to which they serve as a liaison and inquire about any possible projects they might anticipate bringing to CPC.**

Current Projects

Hills Library Chimney Restoration – Mr. Lueth reported that there has been a delay due to the discovery that some of the stones were unusable; new stones have been purchased and will be used but this has added an additional cost to the project, but the contractor believes the project will come in at the budgeted \$252,250 and be completed by the end of January.

Perrin Park Playground

Ms. Gaughan reported that the NRC fundraising has been successful and the playground equipment will be purchased and installed by the DPW in the Spring.

Invoice and Minutes Approval

Mr. Port asked for a motion to approve an invoice from Gatehouse Media in the amount of \$31.02 for the cost of advertising the CPC public hearing. Barbara McMahon moved this and Joan Gaughan seconded. The invoice was approved unanimously 6 – 0.

The minutes for the CPC Public Hearing and regular meeting on November 13 were approved unanimously (6-0) following a motion by Mr. Conlin and seconded by Mr. Lueth.

At 9:07 p.m., Mr. Port made a motion to adjourn the meeting which was seconded by Ms. Troy and approved unanimously, 6-0.

Next CPC meeting: January 8, 2014. Happy Holidays.